

Town of Mansfield -- 4 Corners Water & Sewer Advisory Committee  
Minutes of the Meeting on April 5, 2011

Present: Rawn (Acting Chair), Plante, Ferrigno, Reich, Paulhus, Schaefer, Hultgren (staff), Westa (UConn), Sebonik (guest), Martino (guest), Wainman (guest), Giorgio (guest), Plotkin (guest)

The meeting was called to order by acting chair Rawn at 7:05 pm. The minutes of the March 3, 2011 meeting were approved on a motion by Plante/Paulhus with one abstention.

Mark Westa of the UConn Landscape Architecture Department made a brief presentation on gateway designs that could be considered for the corridor leading up to and through the 4 corners area on the way to UConn. He stressed that the gateways should clarify the progression towards the campus, improve the roadway/streetscape at each location and promote/enhance the village quality of the 4 corners area itself. He presented some examples illustrating these concepts. Discussion followed. Plante noted that the guidelines that are before PZC now for this area incorporate many of these suggestions regarding the village area (a public hearing on these proposed guidelines is scheduled for May 16<sup>th</sup>). Westa offered UConn's continued assistance in developing these ideas, perhaps even a student project.

Hultgren updated the committee on regional water alternatives including CT Water's testing of a parcel across the Willimantic River from Mansfield's Eagleville Preserve which is one of the properties recommended for further study in the recent analysis done by Environmental Partners. There are 3 Town-owned parcels that are being screened for environmental issues prior to actual test borings to begin to evaluate their groundwater potential. The results of this screening will hopefully be available for the May meeting of the committee. Hultgren said that the staff had also met with UConn to discuss their mutual water needs and said that both the Town and UConn agreed that the exploration of ground water sources should continue while the parties remain open to the CT Water pipeline alternative should that survive the permitting process. Hultgren noted that there are so many variables for each option (new well field vs. pipeline through Tolland) that it was impossible to predict which option will be the best for the Town and UConn until more information and data are known. He said a meeting with the DEP was being scheduled to get its view on the alternatives and process. The Town Council has also asked for a work session on water issues for late May or June.

Bill Lennon has indicated an interest in filling the vacancy on the committee and his name has been referred to the Council's Committee on Committees.

Mssrs's Plotkin and Martino updated the committee on their plans for the former Zenny's restaurant. They said they were hoping to redevelop the property to a 40,000 square foot retail center that could include a grocery store, bank and other uses. They said they would most likely demolish the old building and have a new entrance to the property on 195 across from 320.

Hultgren reported that \$750,000 was requested in the 2011-12 capital budget for design engineering for the 4 corners water supply (well field and connection main), but that \$400,000 of this was for engineering during construction and that has generally been funded with the construction portion of a project, not the design. He said that he would be revising the request to cover just the design work at \$350,000. He said that the testing and permitting for a groundwater source was already funded this year as well as the design of the sewage pump station which was just getting underway.

The next meeting is scheduled for Tuesday May 3<sup>rd</sup> at which an update from Environmental Partners and CT Water will be requested. The meeting was adjourned at 8:45 PM.

Respectfully submitted,

Lon Hultgren  
Director of Public Works